



May 12, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 04-14-2025 – special (2) 04-14-2025 B. Police Department Wrecker Service Agreement	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:25 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
4.	7:27 p.m.	TX25.04.01 A. Outdoor Storage Text Amendment (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote B. Statement of Consistency	Katie King, Sr. Planning Tech.	Approve/deny text amendment
5.	7:35 p.m.	2725 Old Monroe Road Lease Process/Timeline	Melanie Cox, Town Attorney	Authorize Staff to begin process
6.	7:45 p.m.	Charter Amendment Resolution	Melanie Cox, Town Attorney	Approve resolution
7.	7:50 p.m.	NC House Bill 765	Alex Sewell, Town Manager	Discussion and possible action
8.	8:00 p.m.	FY26 Budget <i>Continuation of 05-12-2025 Special Meeting (if necessary)</i>	Alex Sewell, Town Manager	Discussion and possible action
9.	8:30 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

**MINUTES OF A SPECIAL TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a special meeting on Monday, April 14, 2025, at 5:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Council Members Steven Ayers, Graham Hall, Brad Richardson; and Laurie Wojtowicz.

Those absent were: Mayor Pro Tempore David Scholl; Council Members Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Police Chief Dennis Franks; Max Hsiang, Planning Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Mary McCall, Finance Technician; and Karen Reid, Human Resources Director.

1. Call the meeting to order

Mayor Wyatt Dunn called the meeting to order.

2. Welcome and Recap of Budget Discussions

Town Manager Sewell welcomed everyone to the meeting and briefly recapped where the Town was in its budget process. He also reminded the Council of the main reasons for the increase in expenditures (COVID inflation, additional Town services and increased labor costs notably police).

Council Member Hall arrived at 5:08 p.m.

3. Updated Budget Calendar

Town Manager Sewell reviewed updated schedule with the Council. Council held no concern with the budget calendar – held consensus to approve.

4. Budget Scenarios

Town Manager Sewell and Finance Officer Jessie Williams reviewed the three budget scenarios and the corresponding five-year forecasts with the Council. These budget scenarios are attached to

these minutes and therefore incorporated herein. It was clarified that one cent of tax was equivalent to \$367,000.

5. Council Discussion and Draft Budget Decision
Council discussed the budget options.

Council Member Hall left at 6:19 p.m.

Council held consensus to prepare a budget with a \$0.196 tax rate. It also held consensus to explore a motor vehicle tax for the next fiscal year budget.

6. Adjournment
Council Member Richardson moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 6:45 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on April 14, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Graham Hall, Brad Richardson; and Laurie Wojtowicz.

Those absent were: Council Members Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Police Chief Dennis Franks; Max Hsiang, Planning Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Mary McCall, Finance Technician; and Karen Reid, Human Resources Director.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Richardson delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Shannon Smith, wanted to be a public hearing about Community Park, and stated that the lights and noise from the Industrial Park were still horrible. She stated that the ceilings were falling in and homeowners' insurance would not pay for it. Ms. Smith stated that the berm had not been replaced, and the residents could not see to pull out of the neighborhood. She said that something had to be done to fix all the issues as the residents could not continue to live like that.

Dawn Whitlock, 401 Short Street, agreed with the previous speaker and wanted the concrete plant to stop the banging at 3 a.m. She stated her ceiling had a crack from the machine vibrating the house. Ms. Whitlock stated she understood that the zoning allowed for those businesses, but Council would not want it by their house. She stated that the entrance was very dangerous and wanted a crosswalk to get to the park, a mirror to see oncoming traffic and a sign that said, "Do not block intersection."

Marion Hamilton stated he had his ceiling fall in and had repaired it. He also felt a crosswalk was needed from the neighborhood to the park.

1. Consent Agenda

- A. Minutes from the following meetings:
 - (1) 03-10-2025 – special
 - (2) 03-10-2025
 - (3) 03-24-2025
- B. Cabarrus Stanly Union Regional Hazard Mitigation Plan
- C. Amended Budget Ordinance 17 – Epcon/Chestnut median removal

- D. Annual Audit Contract – Potter and Co.
- E. Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by Council after a second by Council Member Ayers. *Amended Budget Ordinance 17 – Epcon/Chestnut median removal and Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. Report from Council Members/Town Committees

Council Member Richardson had no report.

Council Member Ayers reported that Union County would be coming to the Town for assistance in funding a “meals on wheels” type program which was losing its funding but served many Stallings residents. He also reported that WUMA had a good meeting with Union County Manager

Council Members Wojtowicz and Hall had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Council had received the March 2025 Budget Line Item Transfer List. The March 2025 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.
- Max Hsiang, Planning Director, reminded the Council that it had received dates and timelines for upcoming conditional zoning subcommittee meetings.
- Nick Coffey, Parks and Recreation Senior Maintenance Technician, reported that Area 50 would be held in Stallings Municipal Park on Saturday from noon to 4 p.m.

3. Agenda Approval

Mayor Dunn requested moving Agenda Item 5, *Private Wastewater (Dunn)*, to Agenda Item 3.A.

Council Member Richardson made the motion to approve the Agenda with the change above. The motion was seconded by Council Ayers and passed unanimously.

3.A. Private Wastewater (Dunn)

Original Agenda Item 5

Kevin Pressley and Tom Bartlet presented information on Aqua Tech System that can be found at www.Communitysewer.com highlighting that that system was a treatment plant, not a sewer or package plant.

4. Community Park

A. Industrial Park

Planning Director Max Hsiang reviewed the memo outlining the complaints from Community Park residents about the Industrial Park as well as any violations of the businesses in the Industrial Park. That memo is attached to these minutes and therefore incorporated herein.

B. Community Park Entrance/Exit

Engineering Director Kevin Parker reviewed the memo outlining the traffic challenges when exiting Community Park Drive onto Stallings Road and the mitigation options. That memo is attached to these minutes and therefore incorporated herein.

Town Manager Sewell suggested the Council send a letter to NCDOT requesting traffic mitigations strategies for exiting Community Park.

Council held consensus for Staff to bring back and for sidewalk connecting Community Park via Shirley Drive into the Town Hall Parking Lot for the community's safer crossing of Stallings Road to access Stallings Municipal Park.

5. Private Wastewater (Dunn)

This item was moved to Agenda Item 3.A.

6. Sanitary Sewer Update

Engineering Director Kevin Parker reviewed with Council an update on sanitary sewer option. This update is attached to these minutes and therefore incorporated herein.

Mayor Pro Tem Scholl arrived at 8:20 p.m.

7. Courtyards at Chestnut Roads

Associate Engineer Justin Russell explained that EPCON had requested that the Town of Stallings accept the right-of-way designated as public right-of-way (R/W) in the approved Courtyards at Chestnut subdivision Construction Documents. The proposed public R/W and associated public improvements

were shown on the Construction Plans for the Courtyards at Chestnut subdivision that were approved by the Town of Stallings. The public improvements within the R/W consisted of streets, street lighting, sidewalks, and drainage infrastructure.

Council Member Richardson made the motion to accept the 0.18 miles of R/W designated as public right-of-way (R/W) in the approved Courtyards at Chestnut Subdivision Construction Documents and corresponding maintenance of the public improvements within the R/W consisting of streets, street lighting, sidewalks, and drainage infrastructure. The motion was passed unanimously after a second by Council Member Wojtowicz.

8. Administrative Pay Study

David Hill, Piedmont Triad Regional Council, presented the Council with the Administrative Pay Study results. This information is attached to these minutes and therefore incorporated herein.

A. Employee

(1) Salaries

a. Amended Budget Ordinance 18 – Salary Study Implementation

Council Member Richardson made the motion to approve the implementation of the Salary Study for the employees' salaries to which Council Member Wojtowicz seconded. The Council unanimously approved the motion.

Council Member Richardson then made the motion to approve *Amended Budget Ordinance 18 – Salary Study Implementation*. The motion was seconded by Council Member Ayers and approved unanimously by Council. *Amended Budget Ordinance 18 – Salary Study Implementation* is attached to these minutes and therefore incorporated herein.

(2) Group Life Insurance

(3) Holiday Pay Balance

(4) Vacation Time Accrual based on prior government service

Council Member Richardson made the motion to approve the pay study items of group life insurance, holiday pay balance, and vacation time accrual based on prior government experience. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council.

B. Council Salaries

(1) Amended Budget Ordinance 19 – Council Salaries

Karen Reid, Human Resources Director, gave Council information on the results of the Pay Study in regards to the Council's salaries. This memo is attached to these minutes and therefore incorporated herein.

Council held consensus to discuss Council Salaries during budget discussions.

C. Parental Leave Policy

Council Member Ayers made the motion to approve the Parental Leave Policy which was seconded by Council Member Richardson. The motion was passed unanimously by Council.

9. Police Body Cameras Contract

Police Chief Dennis Franks explained Staff was requesting the Council allow the Stallings Police to renew the Axon Body Worn Camera (BWC) and In-Car Camera contracts. Stallings Police personnel were able to negotiate a better contract price, that if signed, to become effective July 1, 2025m would save \$35,313 over the life of the renewed contracts or \$7000 a year.

Council Member Richardson made the motion to authorize the Police Department to renew its BWC and In-Car camera contracts. The motion was passed unanimously by Council after a second from Council Member Wojtowicz.

10. Government Center Use for Election Day Polling Location

Assistant Town Manager Erinn Nichols explained that the Union County Board of Election (BOE) had requested use of the Government Center Lobby as a polling day location. Using the space was a three-day process which the BOE would manage and staff. Town Hall and Stallings Municipal Park parking lots would be used with the Stallings Police helping to facilitate crossing Stallings Road.

Council Member Richardson made a motion to authorize the use of Stallings Government Center Lobby as polling location for the Union County Board of Elections. Council Member Ayers seconded the motion to which the Council approved unanimously.

11. Council Seat Terms (Richardson)

Council Member Richardson explained that in any given election year there were five seats (Mayor and four Council seats) up for re-election and then only two Council seats in the next election cycle. He proposed that one of the Council seats be moved to the election cycle that had only two Council seats on the ballot in order to make the seats more balanced in any given election.

Town Attorney Cox explained this type of change would require a Charter change and outlined the process for doing so.

Council Member Richardson made the motion to have staff create a timeline/process for a Charter change to accomplish this idea. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council.

12. All Committees Budget Meeting

Town Manager Sewell explained that during Council's Annual Retreat, it had identified having a meeting of all the Stallings Committees so that members could hear from information about the budget. Staff proposed May 19 to hold that meeting.

Council Member Scholl made the motion to schedule an All Committees Meeting with the Council for budget information on Monday, May 19 at 7 p.m. Council unanimously approved the motion after a second from Council Member Hall.

13. Vape/Smoke Shops and Dispensaries in Restricted Usages (Ayers)

Council Member Ayers explained that he wished to restrict Vape/Smoke Shops and Dispensaries in certain areas. Council Member Richardson made the motion to direct Staff to research this item and bring back information to Council on how to make those shops restricted uses. The motion received Council's unanimous support after a second from Council Member Ayers.

14. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 9:24 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk


Approved as to form:

Cox Law Firm, PLLC



MEMO



To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Dennis Franks, Chief of Police 
Date: May 7, 2025
RE: Changes to Wrecker Service Agreement

Background: The Stallings Police Department has a wrecker service agreement for towing companies that are utilized for police purposes. These purposes can include traffic accidents or criminal matters where a vehicle is being seized. Tow companies are required to follow the rules outlined in this agreement. As of this memo, the SPD has three tow companies available for service. In 2024, SPD began annual inspections to ensure compliance with the wrecker service agreement. It was brought to our attention that two of the three companies did not have the required two (2) tow trucks and two (2) flatbed, rollback trucks. Staff believed that our agreement only required one of each truck type. Only a large tow company would have a minimum of two tow trucks and two flatbed, rollback trucks. This requirement eliminates many tow companies from being eligible to participate in the rotational tow program, along with the fact that the towing needs of the Stallings Police do not require a company to have that number of trucks. In addition to reducing the requirement from four trucks to two the Department has also made various changes to the equipment section in efforts to streamline and simplify this agreement.

Requested Action: I am requesting the Town Council adopt the following changes to the Wrecker Service Agreement:

Section 3. Equipment. *The Wrecker Service shall have adequate equipment maintained in excellent condition as follows:*

- a. ~~Two~~ **One** 10,000 GVW wrecker, each having a winching capacity of at least 8,000 pounds and **sufficient length of winching cable.** ~~100 feet of 3/8" winching cable.~~*
- b. Equipment capable of transporting motorcycles in vertical position.*
- c. ~~Three sets of Class A signals per vehicle (large turn and stop signals) two in front of the vehicle, two in the rear, and two on the highest point of the vehicle.~~*
- ~~d.~~ **c.** A licensed two-way radio per vehicle or cell phone.*
- ~~e.~~ **d.** A revolving **or flashing** amber light **(NCGS 20-130.2)** ~~visible up to 500 feet and two white sealed beam spotlights per vehicle and other legally required lighting.~~*
- ~~f.~~ **e.** ~~Two~~ **One** rollback automobile carrier capable of hauling vehicles that cannot be towed.*
- g.f.** ~~Tow company can have two (2) rollback automobile carriers in lieu of one (1) wrecker and one (1) rollback carrier~~*
- ~~h. Two dollies, one on each wrecker at all times.~~*

4.g. The, following additional equipment per wrecker:

1. ~~Six 20-minute~~ **Flares**
2. ~~One 10-pound ABC dry chemical~~ **Fire extinguisher**
3. Tools for unlocking locked cars
4. ~~25 feet of tie rope~~ **Dollies**
5. .A shovel, broom, dustpan, **wrecking bar**, and refuse container
6. ~~A shovel and sand and an axe~~
7. ~~6. A tarp or canvas cover large enough to cover a vehicle~~ **Absorbent material for spilled vehicle fluids**



MEMO

To: **Major and Town Council**
From: Katie King, Senior Planning Technician
Date: May 12th, 2025
Re: **TX25.04.01 – Outdoor Storage**

Request:

Staff proposes updates to multiple articles in the Stallings Development Ordinance related to outdoor storage regulations. Property owners and businesses, particularly in industrial areas such as Gribble Road and Union West Business Park, frequently request the ability to include outdoor storage on their sites. This proposed text amendment supports those requests and aligns with the Town's goal of enhancing the Union West Business Park. This amendment also aims to attract additional businesses, support existing businesses, and foster a more sustainable tax base that benefits both residents and businesses throughout Stallings. Planning Board recommended approval at their April 15th, 2025, meeting.

Amendments:

2.10-7 ~~Outdoor Storage. Neither outdoor storage of goods and materials or refuse containers shall be located in any established setback or established side yard abutting a street, nor in any required buffer or screen, except for the temporary placement of refuse for scheduled curbside collection.~~

Outdoor Storage. The accessory use of outdoor storage of goods, materials, equipment, or refuse containers shall not be permitted within any established setback, side yard abutting a street, or any required buffer or screening area, unless otherwise permitted by this ordinance; this excludes the temporary placement of refuse for scheduled curbside collection.

Article 3: Definitions

OUTDOOR STORAGE. The storage of goods, materials, or equipment in an unenclosed area for a period of three (3) consecutive days or more; excluding temporary construction-related materials associated with active on-site construction that requires a zoning permit, or inventory storage of motor vehicles intended for storage, sale, or lease.

10.1-36 Outdoor Storage.

~~(A.) Applicable to any Zoning Districts where Table 8.1, appearing in Article 8 of this Ordinance, includes the Outdoor Storage of materials associated with a use listed with additional standards.~~ **Zoning Districts where additional standards below apply: "C 74", "CP 485", "VSR", "BC" and "IND". Prohibited in all other zoning districts.**

(B.) Exclusions include licensed motor vehicles titled to a resident and/or occupant of the property, provided such vehicles are not in violation of the provisions of Section 10.1-22 of this Article.

~~(C.) Performance Standards for Outdoor Storage:~~

~~(1.) In all zoning districts where storage of bulk materials, inventory, customer owned property, and/or equipment is stored outdoors more than three (3) consecutive calendar days the site shall:~~

~~(a.) consist of a minimum of five (5) acres; or if a property is zoned Industrial (IND) it must consist of a minimum of three (3) acres;~~

~~(b.) provide for the screening and buffering along all site perimeter of the area designated for Outdoor Storage on an approved site plan with a Type D Buffer, except where the site abuts an adjacent Zoning District requiring the provision of a Buffer Yard in accordance with Table 11.1 appearing in Article 11 of this Ordinance. (Amended November 27, 2023)~~

(C.) In all zoning districts where the outdoor storage of bulk materials, inventory, customer-owned property, and/or equipment exceeds a period of three (3) consecutive calendar days, the following conditions shall apply:

(1.) Prior to utilizing any portion of a property for outdoor storage, a Minor Site Development Plan must be submitted in accordance with Article 7.7-2 of this Ordinance.

(2.) All outdoor storage must be located entirely within the rear yard and shall not exceed a maximum height of twelve (12') feet.

(a.) Outdoor storage may be permitted in the side yard only if entirely under the principal structure canopy or covered by a shade canopy, with a maximum height of twelve (12') feet.

(b.) On corner lots, outdoor storage must comply with the established corner lot side yard setbacks, unless the provisions in (a.) above are met.

(3.) All outdoor storage areas shall be screened from public view in accordance with the following standards:

(a.) Enclosed by an opaque fence or wall of at least six (6') feet in height; chain-link fences with vinyl slats are **not** an acceptable form of screening.

(b.) A Buffer Yard must be provided along the perimeter of designated outdoor storage areas as shown on an approved site plan, utilizing a Type D buffer; except where the site abuts a residential property, in which case a Type A buffer is required (see Article 11).

(i.) Required plantings shall be placed on the exterior side of the fence, opposite the outdoor storage area.

(4.) No parking spaces shall be used for outdoor storage purposes.

(5.) Outdoor storage must be organized, well-maintained, and must not generate excessive noise or odors.

(6.) Any person found to be in violation of this Ordinance shall be subject to civil penalties of five hundred dollars (\$500) for each violation, with penalties accumulating for each successive violation.

Automobile/Boat/Equipment Repair Service.

(A.) Zoning Districts where additional standards below apply: "C 74", "VSR", "BC" and "IND".
(Amended September 26, 2022)

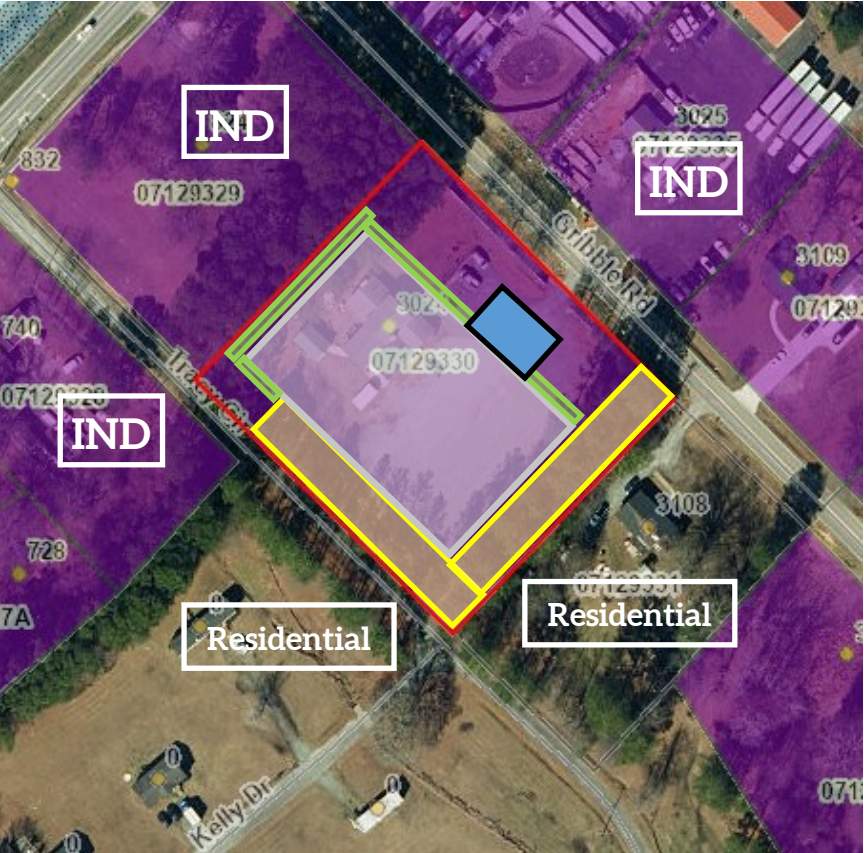
(B.) Development Standards.

- (1.) Vehicles awaiting repair shall not be parked in public right-of-way.
- (2.) No outdoor automobile/boat work areas are to be located in front yard setback area.
- ~~(3.) All outdoor automobile/boat work areas and/or vehicle storage areas shall be screened from adjacent uses with a six (6') foot tall opaque fence and a Type D buffer (see Article 11); plantings shall be on the exterior side of the fence.~~
- (3.) All automobile/boat work areas and/or vehicle storage areas must be housed within an enclosed building or, if stored outdoors, screened from adjacent uses by an opaque fence or wall at least six (6') feet in height, along with a Type D buffer (see Article 11).
 - (a.) All such outdoor storage must be located in the rear yard and shall not exceed a maximum height of twelve (12') feet, except for semi-trucks and similar vehicles which shall not exceed a maximum height of fifteen (15') feet.
 - (b.) On corner lots, work areas and/or outdoor storage areas must comply with the established corner lot side yard setbacks, unless the provisions in (a.) above are met.

Minor site development plan review process.

- (A.) Purpose. The minor site development plan review process is required for development projects within the Town of Stallings involving new construction, additions, renovations, and changes of use which do not meet the minimum size requirements of the major site development plan review processes as set forth in Sub-section 7.7-1(A.) but do fall into one or more of the following categories:
- (1.) All new developments not meeting the threshold for major site development plan review, except residential projects containing not more than one dwelling unit;
 - (2.) Additions with a gross floor area of one hundred (100) square feet or more (excluding single-family and duplex residential units);
 - (3.) Additions that displace existing parking;
 - (4.) Additions that generate the need for more parking;
 - (5.) Renovations which exceed fifty (50%) percent of the assessed value of the building, as determined by the County Tax Assessor;
 - (6.) Changes of use, where parking requirements are greater than those of the previous use;
 - (7.) Properties located within one thousand and five hundred (1,500) feet of each other, under the same ownership and/or developed by the same developer over a period of three (3) years or less shall be considered to be a single development and reviewed as such.;
 - (8.) All new additions of outdoor storage and expansions of existing outdoor storage.

Hypothetical Example on Gribble Rd:



LEGEND

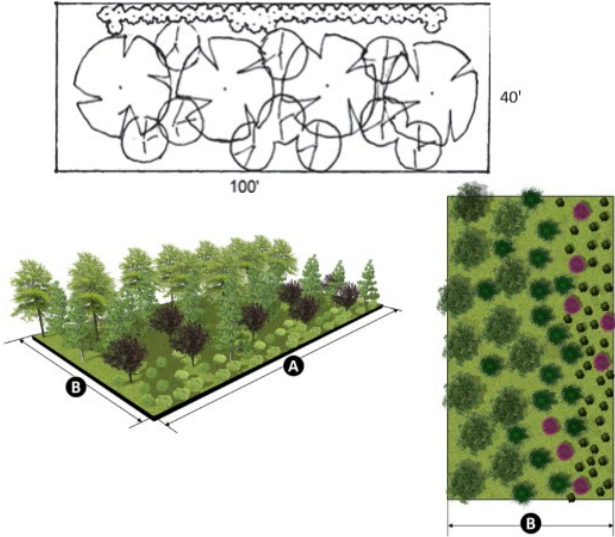
Property Lines

Type D Buffer

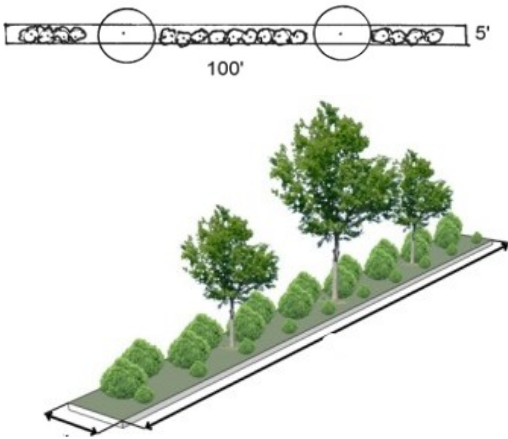
- * 1.91 acres
- * Outdoor storage only in the rear yard
- * Enclosed by a 6+ ft opaque fence
- * Utilizing a Type A and Type D buffer

Table 11.2 - PLANTING RATES						
Buffer Yard Type	Average Width (ft.)	Minimum/Maximum Width (ft.)	Evergreen Tree Rate per 100 lf	Canopy Tree Rate	Understory Tree Rate	Shrubs Rate
Type A Yard	40'	35'/65'	8	4/100 lf 25' on center	10/100 lf 10' on center	33/100 lf 3' on center
Type D Yard	5'	5'/10'	0	0	2/100 lf	18/100 lf

Type A Buffer Yard: A high-density screening buffer to substantially block visual contact between adjacent uses with a minimum of ninety (90%) percent opacity.



Type D Buffer Yard: A peripheral planting strip intended to separate uses, provide vegetation in densely developed areas, and to enhance the appearance of individual properties.



Staff Recommendation:

Staff recommends approval of TX25.04.01. These updated amendments will support the continued growth of Stallings' industrial areas while maintaining the integrity of surrounding residential areas.

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
1	ABC Store (Liquor sales)					CZ			CZ	L					
2	Accessory Dwelling Unit	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	L	S (10.1-3)	S (10.1-3)	S (10.1-3)						
	ADULT ESTABLISHMENTS/USES														
3	Bookstore, Adult													SUP (10.2-3)	
4	Cabaret, Adult													SUP (10.2-3)	
5	Massage Parlor													SUP (10.2-3)	
6	Motel, Adult													SUP (10.2-3)	
7	Movie, Adult - Rental, Sales													SUP (10.2-3)	
8	Retail, Adult Products													SUP (10.2-3)	
9	Theater, Adult													SUP (10.2-3)	
10	Agricultural Based Business Facilities	SUP (10.2-4)												S (10.1-36)	
11	Agricultural Production (Crops Only)	L	L				L							L	L
12	Agricultural Production (Crops & Livestock)	L													
13	Agricultural Production (Within Buildings)	L												L	L
14	Alteration, Clothing Repair				L	L		L	L	L					
15	Amusement/Water Parks, Fairgrounds									SUP (10.2-5)	SUP (10.2-5)				
16	Antique Store				L	L			L	L					
17	Apparel Sales (Clothing, Shoes, Accessories)				L	L			L	L					
18	Appliance Repair, Refrigerator or Large								S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
19	Appliance Store								S (10.1-36)	S (10.1-36)					
20	Arts and Crafts Store				L	L			L	L			L		
21	Asphalt Plant														SUP (10.2-6&16)
22	Athletic Fields	L	L	L	L		L		L						
23	Auditorium, Coliseum or Stadium						L		L						
24	Auto Supply Sales									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
25	Automobile Dealers									S (10.1-36)		S (10.1-36)			
26	Automobile Rental or Leasing									L	L	L	L	L	
27	Automobile Repair Services (Major)									S (10.1-4)		S (10.1-4)		S (10.1-4)	
28	Automobile Repair Services (Minor)									S (10.1-4)		S (10.1-4)		S (10.1-4)	
29	Automobile Towing and Storage Services											S (10.1-5)		S (10.1-5)	
30	Bakery				L	L		L	L	L		L	S(10.1-36)	S (10.1-36)	
31	Bank, Savings and Loan, or Credit Union				S (10.1-6)	S (10.1-6)			S (10.1-6)	S (10.1-6)	S (10.1-6)		S(10.1-6)		
32	Barber Shop				L	L		L	L	L	L		L		
33	Bars (with/without Beverage Production Accessory Use)				L	L			L	L	L				
34	Batting Cage, Indoor					L			L	L	L		L		
35	Batting Cages, Outdoor								S (10.1-7)	S (10.1-7)					
36	Beauty Shop				L	L		L	L	L	L		L		
37	Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)		S (10.1-8)	S (10.1-8)	S (10.1-8)		S (10.1-8)	S (10.1-8)						
38	Bicycle Assembly (Bike Shop)				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S(10.1-36)	S (10.1-36)	
39	Billiard Parlors				L	L			L	L	L				
40	Bingo Games				L	L			L	L	L				
41	Boat Repair									S (10.1-4)		S (10.1-4)	S(10.1-4)	S (10.1-4)	
42	Boat Sales									S (10.1-36)		S (10.1-36)			
43	Bookstore				L	L	L	L	L	L	L		L		

(Amended May 13, 2024)

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Section 1 - General

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44	Bowling Lanes (Bowling Alley)				L	L			L	L	L		L		
45	Breweries with/without beverage sales					L							L	L	
46	Building Supply Sales (No Storage Yard)								L	L			L	L	
47	Bulk Mail and Packaging					L			L	L	L		S(10.1-36)	S (10.1-36)	
48	Bus Terminal				L	L	L		L	L	L		L		
49	Camera Store				L	L			L	L	L		L		
50	Camp Ground (for 21 day or less occupancy only)	L													
51	Candy Store				L	L			L	L	L		L		
52	Car Wash								CZ (10.1-9)	S (10.1-9)		S (10.1-9)	S(10.1-9)	S (10.1-9)	
53	Casino for Games of Chance (RESERVED)														
54	Cellular Communications Facilities (See "Wireless")														
55	Cemetery or Mausoleum	S (10.1-10)					S (10.1-10)								
57	Club or Lodge				S (10.1-12)	S (10.1-12)	S (10.1-12)		S (10.1-12)	S (10.1-12)	S (10.1-12)		S(10.1-12)		
58	Coffee Roastery											L			
59	College or University						L								
60	Communication or Broadcasting Facility, without Tower				L	L	L		L	L	L		L	L	
61	Computer Sales and Service				L	L			L	L	L		L		
62	Convenience Store (With Gasoline Pumps)								CZ	CZ	CZ		CZ	L	
63	Convenience Store (Without Gasoline Pumps)				L	L			L	L	L		L	L	
64	Correctional Institution (RESERVED)														
65	Country Club with or without Golf Course	S (10.1-13)			S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)				
66	Crematorium													L	
67	Dance School/Academy				L	L	L	L	L	L	L		L	L	
68	Day Care Center for Children or Adults (6 or more)	S (10.1-14)			S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)		S(10.1-14)	S (10.1-14)	
69	Day Care Center, Home Occupation for less than 6 children	S (10.1-15)		S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)			S(10.1-15)	S (10.1-15)	
70	Department, Variety or General Merchandise Store				L	L			L	L					
71	Dormitories						S (10.1-16)								
72	Drive Through Window as Accessory Use				S (10.1-17)	S (10.1-17)	S (10.1-17)		S (10.1-17)	S (10.1-17)	S (10.1-17)		S(10.1-17)		
73	Dwelling(s) (see Residential Dwellings)														
74	Emergency Disaster Restoration Services with fenced outdoor storage								L	L			L	L	
75	Equestrian Facility	SUP (10.2-7)			SUP (10.2-7)					SUP (10.2-7)	SUP (10.2-7)				
76	Equipment Rental & Leasing (no outside storage)				L	L				L	L	L	L	L	
77	Equipment Rental (w/fenced outside storage)								S(10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
78	Equipment Repair, Heavy									S (10.1-4)		S (10.1-4)	S(10.1-4)	S (10.1-4)	
79	Event and Wedding Venue	L			L	L	L	L	L						
80	Fabric or Piece Goods Store				L	L			L	L			L		
81	Family Care Facility (Family Care Home)	L	L	L	L	L	L	L	L	L					
82	Farmers Market	L				L	L	L	L						
83	Fences & Walls (see 2.13)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L(2.13-2)	L (2.13-2)	L (2.13-2)
84	Fire, Ambulance, Rescue Station	L			L	L	L	L	L	L	L		L	L	
85	Floor Covering, Drapery, and/or Upholstery Sales					L			S(10.1-36)	S (10.1-36)			S (10.1-36)		
86	Florist	L			L	L		L	L	L	L		S(10.1-36)	S (10.1-36)	
87	Fortune Tellers, Astrologers (RESERVED)														

Table 8.1 - Table of Uses
Section 1 - General

[illegible]

Table 8.1 - Table of Uses
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130	Motion Picture and/or Television Production				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
131	Motorcycle Sales (new & used), Parts and Service									S (10.1-36)		S (10.1-36)			
132	Moving and Storage Service								S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
133	Museum or Art Gallery				L	L	L	L	L	L	L		L		
134	Musical Instrument Sales				L	L		L	L	L			L		
135	Newsstand				L	L	L	L	L	L	L		L		
136	Nursing Home, Assisted Living	S (10.1-25)			S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)					
137	Office Machine Sales				L	L			L	L	L		S(10.1-36)	S (10.1-36)	
	OFFICE USES														
138	Accounting, Auditing or Bookkeeping Services				L	L		L	L	L	L		L		
139	Administrative or Management Services				L	L		L	L	L	L		L		
140	Advertising Agency				L	L		L	L	L	L		L		
141	Architect, Engineer or Surveyor's Office				L	L		L	L	L	L		L		
142	Dental, Medical or Related Office				L	L	L	L	L	L	L		L		
143	Employment Agency, Personnel Agency				L	L	L	L	L	L	L		L		
144	Finance or Loan Office				L	L		L	L	L	L		L		
145	General Contractors Office w/ Fenced Outside Storage									S(10.1-36)			S(10.1-36)	S (10.1-36)	
146	General Contractors Offices without Outside Storage									L		L	L	L	
147	Government Office	L			L	L	L	L	L	L	L		L		
148	Home Occupation	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S(10.1-21)	S (10.1-21)	
149	Insurance Agency (w/on-site claims inspections)				L	L			L	L	L		L		
150	Insurance Agency (without on-site claims inspections)				L	L		L	L	L	L		L		
151	Law Office				L	L	L	L	L				L		
152	Medical, Dental or Related Office				L	L	L	L	L	L	L		L		
153	Office Uses Not Otherwise Classified				L	L			L	L	L		L	L	
154	Real Estate Office				L	L		L	L	L	L		L		
155	Service Contractors Offices w/Fenced Outside Storage												S(10.1-36)	S (10.1-36)	
156	Service Contractors Offices without Outside Storage									L		L	L	L	
157	Stock, Security or Commodity Broker				L	L		L	L	L	L		L		
158	Temporary Real Estate Office (see Article 15)														
159	Travel Agency				L	L		L	L	L	L				
160	Optical Goods Sales				L	L	L		L	L	L		L		
161	Outside Storage Uses Not Otherwise Classified												S(10.1-36)	S (10.1-36)	
162	Paint and Wallpaper Sales				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)			S(10.1-36)	S (10.1-36)	
163	Parks and Recreation Facilities, Public	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)				
164	Parking Lots or Structures				L	L	L		L	L	L		L	L	
165	Pawnshop or Used Merchandise Store									S (10.1-34)					
166	Personal Training Facility					L		L	L				L	L	
167	Pest or Termite Control Services									S (10.1-36)			S(10.1-36)	S (10.1-36)	
168	Pet Store				L	L			L	L					

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Section 1 - General

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169	Petroleum Products Storage and/or Transfer														SUP (10.2-11&16)
170	Pharmacy/Drugstore				L	CZ			L	L	L				
171	Photofinishing Laboratory					L			L						SUP (10.2-16)
172	Photography, Commercial				L	L			L	L	L		L		
173	Photography Studio				L	L	L	L	L	L	L		L		
174	Physical Fitness Center, Health Club				L	L	L	L	L	L	L		L		
175	Police Station				L	L	L	L	L	L	L		L		
176	Portable Storage Unit (POD) (as Temporary Use - see Article 15)														
177	Post Office				L	L	L	L	L	L	L		L		
178	Printing and Publishing Operation				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
179	Printing, Photocopying and Duplicating Services				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
180	Raceway (Go-cart, Motorcycle, &/or Automobile)									S (10.1-20)					
181	Recorded Media Sales (Record/Compact Disc/Tape)				L	L			L	L	L		L		
182	Recreational Vehicle Sales (new and used)									S (10.1-36)		S (10.1-36)			
183	Religious Institutions (Church, Synagogue, Mosque or Place of Worship)				S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)				S(10.1-11)		
	RESIDENTIAL USES (DWELLINGS)														
184	Dwelling, Accessory Unit	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)						
185	Dwelling, Attached House (incl. term "Townhouse; Townhome")			CZ	L	CZ	CZ	CZ	CZ						
186	Dwelling, Manufactured Home (see Sections 22.5-2 & 10.1-35)		L												
187	Dwelling Park, Manufactured Home (see Section 22.5-1)														
188	Dwelling, Multifamily (Apartments or Condominiums)				CZ (10.1-24)	CZ (10.1-24)		CZ (10.1-24)	CZ (10.1-24)						
189	Dwelling, Single Family Detached, including Modular Construction	L	L	L	L	L	L	CZ	CZ						
190	Restaurant without drive-thru window				L	L		L	L	L	L		L		
191	Restaurant with drive-thru window accessory Use (see				L	CZ		CZ	CZ	CZ	CZ		CZ		
192	Retail Sales Not Otherwise Listed				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)					
193	Retreat Center	L			L	L	L								
194	Sewage Treatment Plant														SUP (10.2-12)
195	School, Elementary or Secondary						S (10.1-28)								
196	Shelter for the Homeless (RESERVED)														
197	Shoe Repair or Shoeshine Shop				L	L			L	L	L				
198	Shooting Range, Indoor								CZ (10.2-13)	CZ (10.2-13)	CZ (10.2-13)		CZ(10.2-13)	CZ (10.2-13)	
199	Shooting Range, Outdoor (RESERVED)														
200	Shopping Center								S (10.1-36)	S (10.1-36)			S(10.1-36)		
201	Sign (Accessory Use as permitted by Article 17)	L	L	L	L	L	L	L	L	L	L	L	L	L	L
202	Sign fabricating					S (10.1-36)			S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
203	Skating Rink									L					
204	Solid Waste Disposal (non-hazardous)														S (10.1-36)
205	Special Events not listed (see Article 15)														
206	Sporting Goods Store				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)			S(10.1-36)		

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207	Sports and Recreation Clubs, Indoor				L	L	L	L	L	L	L		L	L	
208	Stationery Store				L	L			L	L	L				
209	Swim and Tennis Club	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)		S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)				
210	Swimming Pool As Accessory Use	L	L	L	L		L	L	L						
211	Tattoo and/or Body Piercings Studio					L			L	L					
212	Taxidermist								L	L			L	L	
213	Television, Radio or Electronics Sales & Repair				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
214	Temporary Construction Storage and/or Office	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)
215	Temporary Uses not listed (see Article 15)														
216	Theater, Indoor				L	L	L		L	L					
217	Tire Recapping														SUP (10.2-16)
218	Tire Sales, Motor Vehicle									S (10.1-36)		S (10.1-4)	S(10.1-36)	S (10.1-36)	
219	Towers, Telecommunications and/or Broadcast					CZ (10.2-14)			CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)		CZ(10.2-14)	CZ(10.2-14)	
220	Truck and Utility Trailer Rental and Leasing									CZ (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
221	Trucking Centers, Truck Stop &/or Freight Terminal												S(10.1-36)	S (10.1-36)	
222	Tutoring & Mentoring Service											L			
223	Utility Equipment and Storage Yards												S(10.1-36)	S (10.1-36)	
224	Utility Substation	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)
225	Vending Machine - Outdoor (With or without advertising copy)	L			L	L	L		L	L	L	L	L	L	L
226	Veterinary Service, Large Animal	L								L			L	L	
227	Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L			L	L			L	L	L		L	L	
228	Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)								S (10.1-31)	S (10.1-31)		S(10.1-31)	S (10.1-31)	
229	Vocational, Business or Secretarial School				L	L	L		L	L	L		L		
230	Warehouse (General storage, enclosed, no outdoor storage)									CZ	CZ		L	L	
231	Warehouse (Self-storage with outdoor storage)									CZ (10.1-36)	CZ (10.1-36)		S(10.1-36)	S (10.1-36)	
232	Water Treatment Plant														S (10.1-36)
233	Wholesale Trade (see section 3 of this table)														
234	Wireless Telecommunication Facilities, Microcell	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)
235	Wireless Telecommunication Facilities, Concealed	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)
236	Wireless Telecommunication Facilities, Co-Located	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)
237	Wireless Telecommunication Facilities, Tower					CZ (10.2-14)		CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)	CZ(10.2-14)		CZ (10.2-14)	CZ (10.2-14)	
238	Yard Sale (No more than 3 per year) See Section 15.3	L	L	L	L	L	L	L	L	L		L	L	L	

Table 8.1 - Table of Uses
Section 2 - Manufacturing Industry

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Table 8.1 - Table of Uses
Section 2 - Manufacturing Industry

[illegible]

Table 8.1 - Table of Uses
Section 3 - Wholesale Trade

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	WHOLESALE AND OUTDOOR STORAGE														
1	Flowers, Nursery Stock and Florist Supplies	CZ (10.2-4)								S (10.1-36)			S (10.1-36)	S (10.1-36)	
2	Lumber and Other Construction Materials with fenced storage									S (10.1-36)			S (10.1-36)	S (10.1-36)	
3	Machinery, Equipment and Supplies									S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
4	Machinery, Farm and Garden									S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
	WHOLESALE WITH HAZARDOUS MATERIALS														
5	Chemicals and Allied Products														CZ (10.2-16)
6	Plastics Materials									S (10.1-36)			S (10.1-36)	S (10.1-36)	
7	Resins														CZ (10.2-16)
	WHOLESALE WITH RECYCLING, OTHER ACTIVITIES														
8	Scrap & Waste Materials - Recycling collection & sorting Only											S (10.1-36)			CZ (10.2-16)
	WHOLESALE, OTHER														
9	Apparel									L			S (10.1-36)	S (10.1-36)	
10	Beer, Wine or Distilled Alcoholic Beverages	CZ (10.2-4)			L					CZ (10.2-4)			S (10.1-36)	S (10.1-36)	
11	Books, Periodicals and Newspapers						L			L			S (10.1-36)	S (10.1-36)	
12	Durable Goods												S (10.1-36)	S (10.1-36)	
13	Electrical Goods												S (10.1-36)	S (10.1-36)	
14	Furniture and Home Furnishings									L			S (10.1-36)	S (10.1-36)	
15	Groceries and Related Products									L			S (10.1-36)	S (10.1-36)	
16	Hardware, Wholesale Dealer								L	L		L	S (10.1-36)	S (10.1-36)	
17	Lumber, Millwork and Veneer									S (10.1-36)			S (10.1-36)	S (10.1-36)	
18	Paper and Paper Products									S (10.1-36)			S (10.1-36)	S (10.1-36)	
19	Plumbing and Heating Equipment									S (10.1-36)			S (10.1-36)	S (10.1-36)	
20	Sporting and Recreational Goods and Supplies									L			S (10.1-36)	S (10.1-36)	
21	Wallpaper and Paint Brushes									L			S (10.1-36)	S (10.1-36)	



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.04.01

REQUEST: Staff proposes updates to multiple articles in the Stallings Development Ordinance related to outdoor storage regulations to support the growth of Stallings' industrial areas while maintaining the integrity of surrounding residential areas.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the "Town Council", adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Development Ordinance to comply with state law found in NCGS § 160D;

THEREFORE, The Town Council approves the text amendment, finding it consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, as it supports the goals of promoting quality development and ensuring compliance with state land-use regulations under NCGS § 160D. The Council concludes that the amendment aligns with the key principles, objectives, and goals outlined in the plan, for the following reasons

- 1) This text amendments clarify the regulations for outdoor storage.
- 2) They improve the overall appearance of outdoor storage areas and ensure they are properly screening from adjacent properties.

Recommended this the __ day of _____, 2025.

Mayor

Attest:

Clerk



MEMO

To: Mayor and Council
Via: Alex Sewell
From: Erinn Nichols
Date: 04-24-2025
RE: Lease Execution Requirements and Timeline for 2725 Old Monroe Road

Council authorized the Economic Development Committee (EDC) to work with Keller Williams Commercial (KWC), the Town's Broker; Staff; and Armored Cow Brewery (potential tenant) to finalize lease terms for the Town owned property at 2725 Old Monroe Road. The EDC has finalized and approved the lease terms.

Pursuant to NCGS 160A-272, Staff is requesting the Council instruct Staff to begin the process and procedures outlined in NCGS 160A-272 to finalize a lease with the potential tenant.

Those procedures and associated timeline are listed below.

Action Requested: If Council approves of the draft lease, authorize Staff to begin the process and procedures outlined in NCGS 160A-272 to finalize a lease with the potential tenant.

Lease Execution Requirements and Timeline

- | | |
|---------|---|
| May 12 | 1. Council discuss lease |
| | <ul style="list-style-type: none">• Council instruct staff to follow the procedures in NCGS 160A-272 |
| May 18 | 2. Published Notice of Council's Intent to Authorize the Lease |
| | <ul style="list-style-type: none">• The advertisement must describe the property to be leased, state the annual lease payments, and announce the governing's board intent to adopt a resolution authorizing the lease at the board's next regular meeting (not emergency or special meeting). Notice must be published once and at least 30 days prior to the regular meeting at which the board will adopt the resolution authorizing the lease. |
| June 23 | 3. Adopt a Resolution Authorizing Lease |
| | <ul style="list-style-type: none">• At a regular meeting (not emergency or special meeting) |
| June 23 | 4. Lease Execution |
| | <ul style="list-style-type: none">• The lease may be executed at any time after the governing board has adopted the resolution authorizing the lease |



MEMO

To: Mayor and Council
Via: Alex Sewell
From: Erinn Nichols
Date: 05-08-2025
RE: Charter Amendment Requirements and Timeline

Below outlines the revised timeline to complete a Charter amendment. Following this memo is the resolution that satisfies the first step of this process.

Charter Change Requirements and Timeline

- | | |
|---------|--|
| May 12 | 1. Council to adopt a resolution stating intent to change Charter and call for public hearing <ul style="list-style-type: none">• Public hearing can not be more than 45 days after the resolution is adopted. |
| May 18 | 2. Published Notice of Public Hearing <ul style="list-style-type: none">• Published at least once, not less than 10 days prior to the hearing and shall contain a summary of proposed amendment |
| June 9 | 3. Public Hearing by Council |
| June 23 | 4. Ordinance to Amend the Charter <ul style="list-style-type: none">• No earlier than the next regular Council Meeting following the public hearing and not later than 60 days from the date of the public hearing |
| June 28 | 5. Published Notice Summarizing Ordinance <ul style="list-style-type: none">• Must be done within 10 days of ordinance adoption |

Action Requested: Adopt the Resolution of Intent to Consider an Ordinance Amending the Charter of the Town of Stallings to Change One Council Seat Term for One Election Cycle.



**A RESOLUTION OF INTENT TO CONSIDER AN
ORDINANCE AMENDING THE CHARTER OF THE
TOWN OF STALLINGS TO CHANGE ONE
COUNCIL SEAT TERM FOR ONE ELECTION
CYCLE**

WHEREAS, pursuant to NCGS §160A-101, the Stallings Town Council may adopt an ordinance to amend the Town Charter to implement any of the optional forms set out in NCGS §160A-101; and

WHEREAS, NCGS §160A-101(4) requires that the terms of office for council members shall be either two or four years; and

WHEREAS the Town Charter states that the number of Council positions to be filled at such election shall be filled for a term of four years and the municipal election shall be held on the first Tuesday after the first Monday in November and every two years thereafter; and

WHEREAS, the Council is divided into six single-member electoral districts and currently four council seats and the Mayor are up for election on one election cycle and two council seats on another election cycle; and

WHEREAS the Town Council has indicated a desire to balance the election cycle so that three council seats and the Mayor are up for election on one cycle and three council seats members the following election cycle; and

WHEREAS, on April 28, 2025, Council selected District One to have a two-year term for one election cycle; and

WHEREAS, NCGS §160A-101(1)(4) allows the Town to alter the term of office of a member of council by adoption of an ordinance amending the charter and following the procedure in NCGS Part 4. Modification of Form of Government; and

WHEREAS, NCGS §160A-102 requires that proposed Charter amendment first be submitted to a public hearing and that due notice thereof be published not less than ten (10) days prior to the date fixed for the public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Stallings Town Council that:

1. The Town Council hereby intends to consider a Resolution of Intent to consider an ordinance amending the Town Charter, as set forth in the General Assembly of North Carolina, as amended, to make the term of office for Council District One for two years for one election cycle/term only (2025-2027), and returning to a four-year term during the November 2027 election.
2. The Town Council may fix a date for a public hearing to consider amending the proposed Charter by ordinance and are calling for a public hearing on June 9, 2025.

3. The Town Council hereby directs the Town Clerk to publish proper notice of the public hearing called, which shall contain a summary of the proposed Charter amendment.

ADOPTED, this is the 12th day of May, 2025.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

Approved as to form:

Melanie D. Cox, Town Attorney